



AN ORDINANCE
BY: ZONING COMMITTEE

U-03-25/U-97-32
10-7-03

03-0-1998

AN ORDINANCE TO AMEND ORDINANCE U-97-32, ADOPTED AS AMENDED, BY CITY COUNCIL ON DECEMBER 7, 1998 AND APPROVED BY OPERATION OF LAW DECEMBER 15, 1998, GRANTING A SPECIAL USE PERMIT FOR A GOLF COURSE (GOLF DRIVING RANGE), PROPERTY LOCATED AT **2400 DEFOORS FERRY ROAD, N.W.**, FOR THE PURPOSE OF APPROVING A CHANGE OF CONDITIONS.
OWNER: WILLIAM L. MONROE III AND FLORANCE M. NIX
APPLICANT: DEFOORS FERRY GOLF COMPANY, LLC
NPU-D COUNCIL DISTRICT 9

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That Ordinance U-97-32, adopted, as amended, by City Council on December 7, 1998 and approved by Operation of Law December 15, 1998, granting a Special Use Permit for a Golf Course (Golf Driving Range) for property located at **2400 DeFours Road, N.W.** is hereby amended by deleting condition number 10 in its entirety, thus permitting the subject Special Use Permit to be of permanent duration.

SECTION 2. That all other conditions governing the use of this property shall remain in full force and effect.

SECTION 3. That a copy of Ordinance U-97-32 is hereby attached for reference purposes.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy

Deputy Clerk

ADOPTED by the Council
APPROVED by the Mayor

JAN 20, 2004
JAN 28, 2004



Plan

98-O-1663

Municipal Clerk
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY ZONING COMMITTEE

U-97-32

AN ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A GOLF COURSE IN AN R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 2400 DEFOORS FERRY ROAD, N.W., AND FOR OTHER PURPOSES.

NPU-D

COUNCIL DISTRICT 9

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

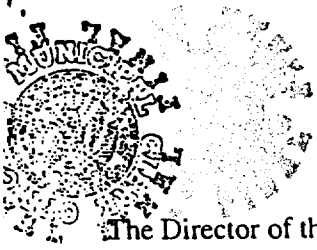
SECTION 1. Under the provisions of Section 16-05.005(1)(c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Golf Course (Golf Driving Range) is hereby approved. Said use is granted to W.L. Monroe and is to be located at 2400 DeFoors Ferry Road, N.W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 220 & 221 of the 17th District, Fulton County, Georgia, being more particularly shown on the attached map.

SECTION 2. That this amendment is approved with the following 9 conditions:

1. A site plan, to be approved by the Bureau of Planning, that shall be substantially the same as the site plan titled "DeFoors Golf Academy" prepared by Cupp Design, Inc. dated June 17, 1997, and marked received by the Bureau of Planning on June 19, 1997, but shall show an undisturbed tree buffer in the required side and rear yard setbacks, a sidewalk along the front of the property, and shall show any proposed walls in the front of the property.
2. Entrance gates shall be locked nightly.
3. There shall be no outdoor lighting on the golf course or on the driving range.
4. The Golf Driving Range shall not be open to the public except for daylight hours, but in no event shall it open before 9:00 a.m. nor, extend later than 9:00 p.m., and Sunday hours shall be from 9:00 a.m. until 7:00 p.m.
5. Bureau of Planning administrative approval of landscaping, which shall include evergreen screening, and berming, between 3 feet and 5 feet, and shall be provided along the front of the subject property to screen the property from Defoors Ferry Road and residential areas of DeFoors Place and Fernleaf Court.
6. No exterior sound equipment shall be erected or operated on the site.
7. There shall be only one sign alerting the public to the presence of the golf facility. This sign must be incorporated into a stone or masonry wall which shall not exceed 4 feet in height and shall not incorporate any form of lighting.
8. No alcohol shall be sold, consumed, or brought onto the premises.
9. Tee boxes shall be limited to a single ground level only (no multi-tiered tee-boxes).
10. The Special Use Permit shall be granted for a term of no longer than five years.
11. Netting shall be placed on the east and west sides of the property to protect residential areas.
12. Throughout the life of the Special Use Permit, the applicant shall maintain adequate parking on the property to service their customers within the development, not to exceed 120 spaces.

U-03-25/ page 1 of 4
U-97-32



The Director of the Bureau of Buildings shall issue a building permit for the development of the above-described property only in compliance with the conditions. The conditions approved (including the conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform to the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

OMC - Amendment Incorporated by CPT - 12/11/98

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED as amended by Council December 07, 1998
RETURNED WITHOUT SIGNATURE BY THE MAYOR
APPROVED as per Section 2-403 of the 1996 Charter

U-03-25/U-97-32

Page 2 of 4



55.8 A.

RG2

Z-97-27/
U-97-32

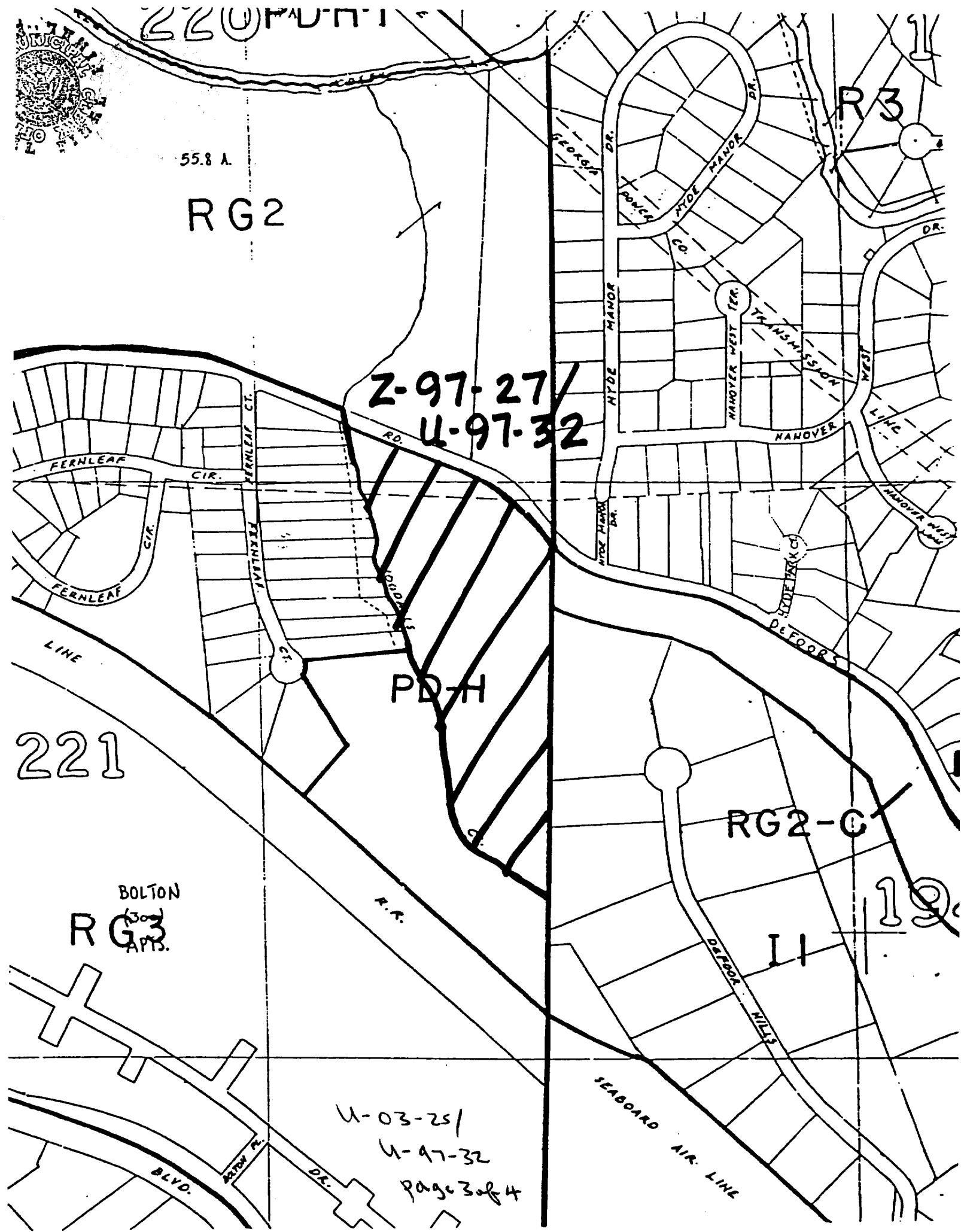
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RG2-C

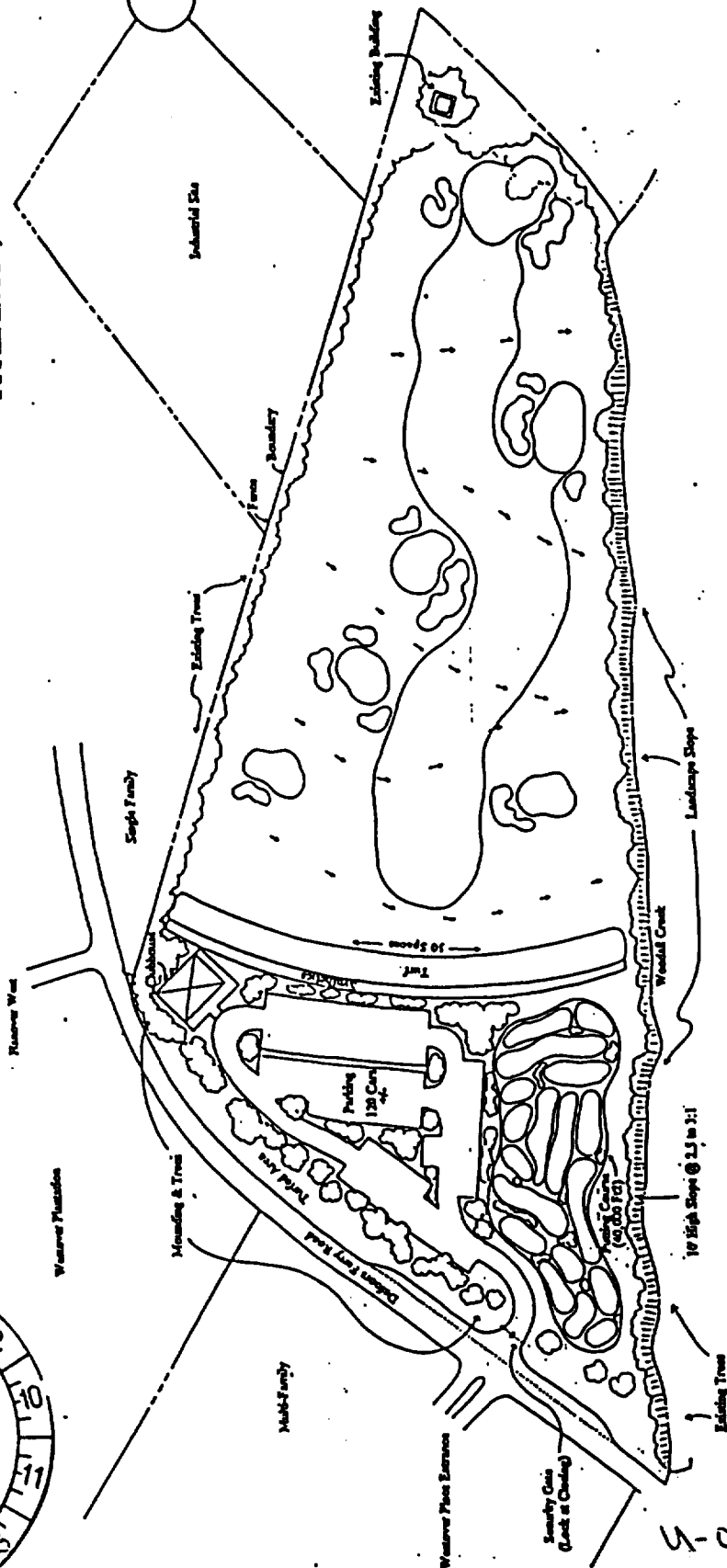
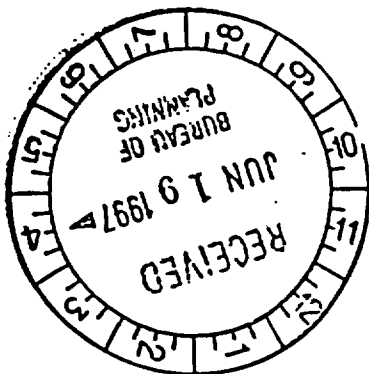
221

BOLTON
300
RG3
APTS.

U-03-25/
U-97-32
page 3 of 4



ATLANTA, GEORGIA



U-03-25/U-97-32
page 4 of 4

RCS# 5353
1/20/04
2:51 PM

Atlanta City Council

Regular Session

MULTIPLE

03-O-1365, 03-O-1696, 03-O-1991,
03-O-1997, 03-O-1998
ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 3

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	B Fauver	Y Martin	NV Norwood
Y Young	Y Shook	Y Maddox	Y Willis
B Winslow	Y Muller	B Boazman	NV Woolard

Items
03-O-1696
+
03-O-1991
were reconsidered
by roll call vote
** Re-Adopted*
(See RCS # 5359)
+
RCS # 5360

MULTIPLE

03-0-1998
(Do Not Write Above This Line)

AN ORDINANCE U-03-25/U-97-32
BY: ZONING COMMITTEE 10-7-03

AN ORDINANCE TO AMEND ORDINANCE
U-97-32, ADOPTED AS AMENDED,
BY CITY COUNCIL ON
DECEMBER 7, 1998 AND APPROVED BY
OPERATION OF LAW DECEMBER 15, 1998,
GRANTING A SPECIAL USE PERMIT FOR A
GOLF COURSE (GOLF DRIVING RANGE),
PROPERTY LOCATED AT 2400 DEFOORS
FERRY ROAD, N.W., FOR THE PURPOSE OF
APPROVING A CHANGE OF CONDITION.
OWNER: WILLIAM L. MONROE III
AND FLORANCE M. NIX
APPLICANT: DEFOORS FERRY GOLF
COMPANY, LLC
NPUD COUNCIL DISTRICT 9

ADOPTED BY

JAN 20 2004

COUNCIL

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 11/17/03

Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date
Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

JAN 20 2004

CERTIFIED

JAN 20 2004

Richard R. Rasmussen
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JAN 28 2004

MAYOR